185.A	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,600 / 817,600
					USE VALUE:	817,600 / 817,600
					ASSESSED:	817,600 / 817,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'HANLON MICHAEL J & ANNE O
Owner 2:	
Owner 3:	
Street 1:	21 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,626 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 1908 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7626.000	363,500		454,100	817,600
Total Card	0.175	363,500		454,100	817,600
Total Parcel	0.175	363,500		454,100	817,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.51 | /Parcel: 428.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	131306
GIS Ref	
GIS Ref	
Insp Date	08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,500	0	7,626.	454,100	817,600	817,600	Year End Roll	12/18/2019
2019	101	FV	273,800	0	7,626.	454,100	727,900	727,900	Year End Roll	1/3/2019
2018	101	FV	273,800	0	7,626.	382,800	656,600	656,600	Year End Roll	12/20/2017
2017	101	FV	273,800	0	7,626.	350,300	624,100	624,100	Year End Roll	1/3/2017
2016	101	FV	273,800	0	7,626.	298,400	572,200	572,200	Year End	1/4/2016
2015	101	FV	266,900	0	7,626.	259,500	526,400	526,400	Year End Roll	12/11/2014
2014	101	FV	266,900	0	7,626.	240,000	506,900	506,900	Year End Roll	12/16/2013
2013	101	FV	266,900	0	7,626.	228,400	495,300	495,300		12/13/2012

!14383!

PRINT

Date	Time
12/11/20	04:14:29

LAST REV

Date	Time
08/30/18	14:02:46
apro	
14383	

USER DEFINED

Prior Id # 1:	131306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTER DORIS	1090-10		1/2/1992		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Meas/Inspect	BS	Barbara S
10/23/2008	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626		Sq. Ft.	Site		0	70.	0.85	7									454,147						454,100	

Total AC/HA: 0.17507 | Total SF/SM: 7626 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,147 | Spl Credit | Total: 454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20031440
Const Adj.:	0.99989998
Adj $ / SQ:	150.024
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446561
Depreciation:	83060
Depreciated Total:	363501

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

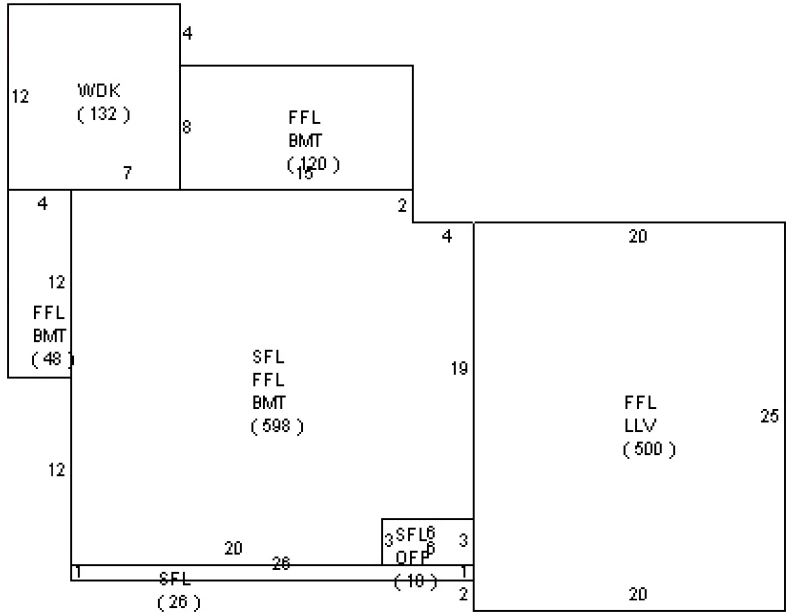
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	150.020	189,931
BMT	Basement	766	45.010	34,476
SFL	Second Floor	642	150.020	96,316
LLV	Lower Level	500	67.510	33,755
WDK	Deck	132	13.570	1,792
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,324	Total:	357,062
Size Ad	1908	Gross Are	3324	FinArea	1908
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.02
Special Features:	0	Val/Su Net:	109.36
Final Total:	363500	Val/Su SzAd	190.51

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	